

RENTAL MARKET REPORT

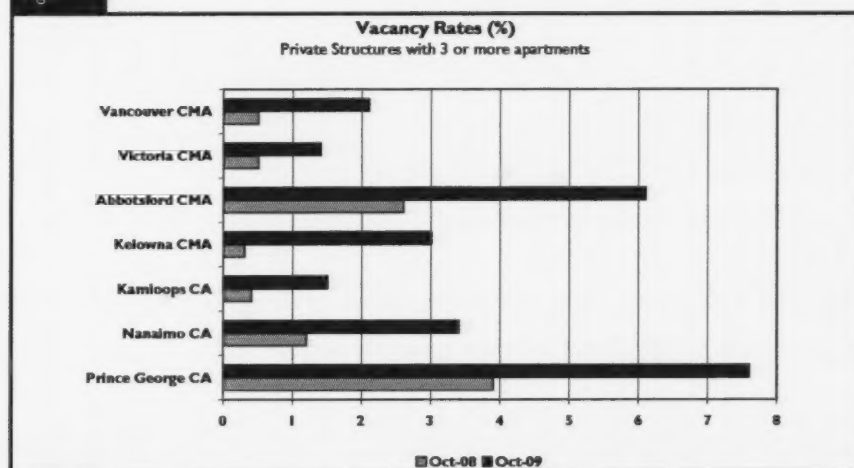
British Columbia Highlights*



CANADA MORTGAGE AND HOUSING CORPORATION

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Figure 1



Highlights

- Rental market conditions eased in the fall compared to a year ago. Vacancy rates increased, however rents were higher.
- The average rent for a two-bedroom apartment in new and existing structures was \$1,001 in October 2009.
- The availability rate was 3.6 per cent, up from 1.7 per cent last fall.

Figure 2

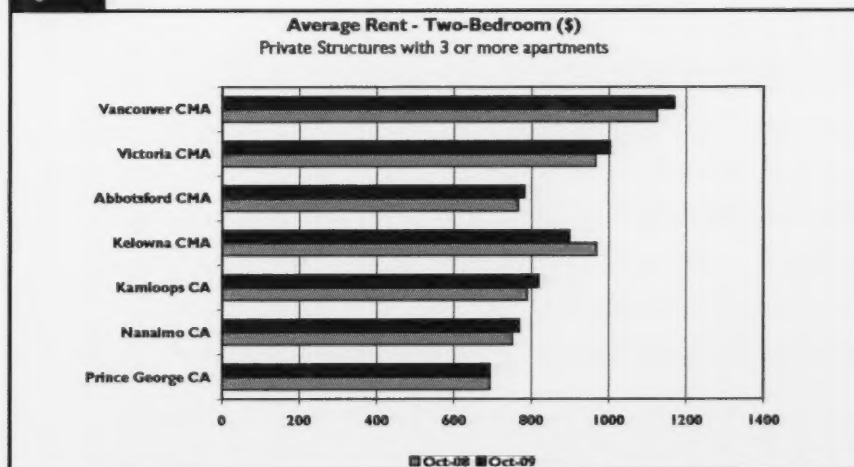


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*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Rental Vacancy Rates Increased

People looking for rental accommodation are finding more vacancies compared to last fall. The average rental apartment vacancy rate in urban British Columbia centres increased to 2.8 per cent in October 2009, compared to one per cent October 2008. Vacancy rates in the larger urban centres of Vancouver and Victoria edged higher but were below the provincial vacancy rate.

The higher British Columbia vacancy rate was the result of a combination of factors. People moving from rental to homeownership and a slowdown in the labour market reduced demand for rental accommodation. At the same time, investor-owned condominiums added to the supply of secondary rental homes and, in Kelowna, some builder-owned condominiums were put up for rent. There was very little purpose-built rental added to the housing stock during the past year, although lower construction and land costs are making rental construction a more attractive possibility in some markets.

Low mortgage interest rates and lower home prices narrowed the gap between the cost of homeownership and the cost of renting. During the surge in resales in the third quarter, first-time homebuyers were among those taking advantage of lower monthly mortgage payments and were leaving rental to get into ownership housing.

Employment in the province was below year ago levels. For younger people, rental accommodation tends to be their first housing choice after leaving home. Faced with a challenging job market, some renters may have

moved in with friends or relatives, freeing up rental accommodation.

The traditional rental market faced increased competition from investor-owned condominiums, which added to the secondary rental supply. Some renters have been upgrading from their traditional rental accommodation to newer and better-appointed, investor-owned condominium rental homes.

The state of resale markets, and economic and demographic factors influenced the vacancy rates of centres within the province to varying degrees. Vacancy rates moved higher in most resource-based communities. A notable exception was Dawson Creek, which saw the vacancy rate increase only modestly, and at 2.7 per cent, remained below the provincial average. The largest increase in the vacancy rate was in Fort St. John, which also had the highest vacancy rate in British Columbia at 20.5 per cent.

While most centres reported higher vacancy rates compared to last fall, some rental markets in British Columbia remained among the tightest in Canada. Rental vacancy rates in Victoria CMA, Parksville and Kamloops, for example, were at or below 1.5 per cent.

Increase in Rental Supply

The supply of purpose-built rental in British Columbia expanded during the past year. The increase was due to newly completed rental buildings and, to a lesser extent, rental units which were under renovation last October and which have now come back onto market. The most notable increase was in the Vancouver CMA, where 890 new rental units were added to

the rental stock since the previous October survey.

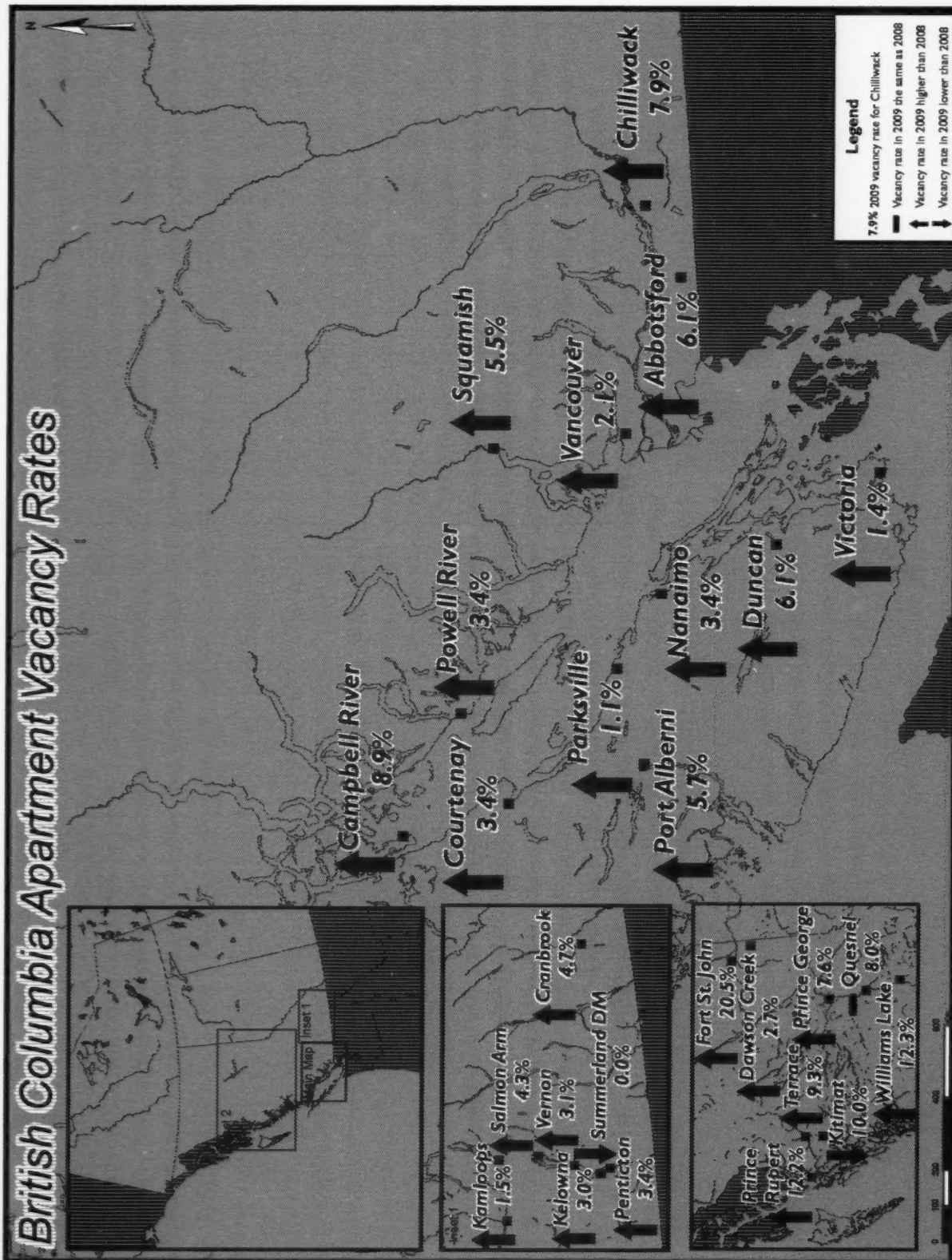
Average Rents Edge Higher

Rents continued to increase despite the higher vacancy rate. The average rent for a two-bedroom apartment rose by 2.8 per cent in October 2009 compared to October 2008. The average rent for a two-bedroom apartment in new and existing structures was \$1,001 in October 2009.

More Rental Homes Available

More rental homes were available for rent this fall compared to a year ago. A unit is considered available for rent if it is either vacant or the existing tenant has given or received notice and a new tenant has not yet signed a lease. The average rental apartment availability rate in British Columbia was 3.6 per cent, up from 1.7 per cent one year earlier.

British Columbia Apartment Vacancy Rates



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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	**	9.1 c	2.5 a	5.1 a	2.7 a	6.7 a	2.0 a	10.0 a	2.6 a	6.1 a
Campbell River CA	2.8 a	7.9 a	5.1 a	7.0 a	6.3 a	10.1 a	2.6 a	10.4 a	5.6 a	8.9 a
Chilliwack CA	7.4 a	8.9 a	3.5 a	8.9 a	3.0 a	6.9 a	0.0 c	1.7 a	3.3 a	7.9 a
Courtenay-Comox CA	0.0 a	0.7 a	1.6 a	2.4 a	1.1 a	4.2 a	0.9 a	3.3 a	1.2 a	3.4 a
Cranbrook CA	0.0 a	28.6 a	1.0 a	4.4 a	1.6 a	4.3 a	0.0 a	4.3 a	1.3 a	4.7 a
Dawson Creek CA	1.2 a	1.4 a	1.2 a	2.1 a	1.3 a	4.1 a	**	0.0 a	1.2 a	2.7 a
Duncan-North Cowichan CA	1.5 a	8.6 a	3.5 a	4.9 a	1.8 a	6.7 a	2.9 a	14.7 a	2.7 a	6.1 a
Fort St. John CA	9.8 a	13.4 a	8.3 a	20.4 a	9.8 a	21.4 a	0.0 c	10.6 d	9.1 a	20.5 a
Kamloops CA	0.0 a	2.1 a	0.3 a	1.6 a	0.7 a	1.4 a	0.0 a	0.0 a	0.4 a	1.5 a
Kamloops Zone 1-South Shore	0.0 a	2.6 a	0.2 a	1.0 a	0.1 a	1.3 a	0.0 a	**	0.2 a	1.3 a
Kamloops Zone 2-North Shore	0.0 a	0.0 a	0.3 a	2.3 a	1.3 a	1.5 a	0.0 a	0.0 a	0.8 a	1.8 a
Kelowna CMA	0.0 a	0.8 a	0.4 a	2.4 a	0.1 a	3.5 a	0.8 a	6.5 a	0.3 a	3.0 a
Kitimat CA	32.1 a	15.9 a	6.6 a	9.2 a	**	10.1 a	**	3.6 a	13.8 c	10.0 a
Nanaimo CA	1.4 a	1.5 a	0.7 a	2.8 a	1.5 a	4.4 a	2.6 c	3.2 b	1.2 a	3.4 a
Parksville CA	0.0 a	0.0 a	0.0 a	1.1 a	0.3 a	1.3 a	0.0 a	0.0 a	0.2 a	1.1 a
Penticton CA	1.5 c	6.6 a	1.7 a	2.7 a	0.4 a	3.6 a	4.4 a	5.6 a	1.1 a	3.4 a
Port Alberni CA	17.0 d	7.1 a	4.3 b	7.0 a	3.0 c	4.2 a	0.0 a	3.8 a	4.6 b	5.7 a
Powell River CA	10.0 a	0.0 a	1.1 a	2.1 a	2.1 a	4.4 a	**	7.3 a	1.6 a	3.4 a
Prince George CA	5.4 a	12.3 a	3.1 a	6.6 a	3.2 a	6.2 a	7.1 a	11.9 a	3.9 a	7.6 a
Prince George Zone 1-Downtown	8.1 a	16.4 a	2.4 a	9.3 a	1.9 a	8.0 a	0.0 a	5.2 a	2.9 a	9.5 a
Prince George Zone 2-Outlying	1.0 a	5.9 a	3.6 a	4.7 a	3.7 a	5.3 a	8.0 a	12.9 a	4.4 a	6.6 a
Prince Rupert CA	4.7 c	8.9 b	7.8 a	12.4 a	10.6 a	15.4 a	2.7 b	**	8.0 a	12.2 a
Quesnel CA	0.0 a	0.0 a	3.3 a	4.3 a	11.9 a	11.1 a	0.0 a	0.0 a	8.0 a	8.0 a
Salmon Arm CA	0.0 a	0.0 a	0.6 a	4.2 a	0.0 a	4.3 a	**	10.0 a	0.3 a	4.3 a
Squamish CA	0.0 a	13.8 a	0.0 a	3.6 a	1.8 a	5.6 a	4.4 a	2.2 a	1.7 a	5.5 a
Summerland D.M.	n/u	n/u	**	**	0.0 a	0.0 a	**	**	3.0 a	0.0 a
Terrace CA	3.6 a	14.3 a	3.7 a	4.1 b	4.0 a	7.6 a	0.0 a	28.3 a	3.6 a	9.3 a
Vancouver CMA	0.4 a	1.4 a	0.5 a	2.1 a	0.7 a	2.6 a	1.3 a	2.2 a	0.5 a	2.1 a
Vernon CA	1.1 a	1.1 a	1.2 a	3.1 a	0.5 a	3.3 a	2.6 a	3.1 a	1.0 a	3.1 a
Victoria CMA	0.6 a	1.3 a	0.5 a	1.6 a	0.3 a	1.1 a	1.3 a	1.1 a	0.5 a	1.4 a
Williams Lake CA	8.3 a	13.3 a	2.8 b	7.4 a	0.6 a	15.7 a	2.4 a	7.7 a	1.6 a	12.3 a
British Columbia 10,000+	0.8 a	1.9 a	0.8 a	2.5 a	1.4 a	3.7 a	2.0 a	4.0 a	1.0 a	2.8 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

I.1.2 Private Apartment Average Rents (\$)
by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	522 a	552 a	627 a	646 a	765 a	781 a	807 a	860 a	696 a	711 a
Campbell River CA	452 a	451 a	558 a	564 a	640 a	682 a	692 a	794 a	606 a	637 a
Chilliwack CA	495 a	477 a	587 a	600 a	746 a	757 a	767 a	804 a	658 a	667 a
Courtenay-Comox CA	511 a	535 a	591 a	605 a	706 a	722 a	700 a	728 a	657 a	673 a
Cranbrook CA	398 b	423 a	538 a	556 a	647 a	673 a	748 a	766 a	611 a	631 a
Dawson Creek CA	589 a	592 a	707 a	700 a	845 a	876 a	1,071 a	941 a	754 a	765 a
Duncan-North Cowichan CA	472 a	506 a	569 a	587 a	669 a	696 a	845 b	849 a	612 a	630 a
Fort St. John CA	576 a	587 a	715 a	709 a	914 a	922 a	991 a	981 a	820 a	832 a
Kamloops CA	564 a	578 a	660 a	688 a	788 a	819 a	928 a	996 a	722 a	747 a
Kamloops Zone 1-South Shore	576 a	587 a	689 a	725 a	834 a	881 a	951 a	**	755 a	789 a
Kamloops Zone 2-North Shore	515 a	544 a	621 a	641 a	735 a	750 a	854 a	905 a	679 a	696 a
Kelowna CMA	624 a	584 a	803 a	737 a	967 a	897 a	993 a	1,001 a	886 a	821 a
Kitimat CA	387 a	418 a	431 a	444 a	539 a	503 a	**	487 a	489 a	477 a
Nanaimo CA	495 a	509 a	614 a	629 a	750 a	768 a	894 a	922 a	674 a	686 a
Parksville CA	478 a	493 a	606 a	621 a	668 a	688 a	813 b	818 b	653 a	671 a
Penticton CA	506 a	525 a	630 a	634 a	745 a	758 a	838 a	888 a	674 a	681 a
Port Alberni CA	434 a	440 a	464 a	489 a	594 a	623 a	708 a	809 a	519 a	555 a
Powell River CA	406 a	444 a	522 a	537 a	606 a	641 a	**	713 a	563 a	591 a
Prince George CA	517 a	506 a	598 a	595 a	692 a	692 a	839 a	802 a	669 a	661 a
Prince George Zone 1-Downtown	524 a	517 a	591 a	597 a	678 a	676 a	791 a	801 a	627 a	628 a
Prince George Zone 2-Outlying	504 a	489 a	602 a	594 a	698 a	700 a	845 a	802 a	691 a	677 a
Prince Rupert CA	401 a	431 a	534 a	541 a	690 a	652 a	602 a	634 a	591 a	583 a
Quesnel CA	400 a	396 a	462 a	500 a	547 a	606 a	**	**	513 a	563 a
Salmon Arm CA	482 c	461 a	596 a	605 a	680 a	743 a	**	735 b	633 a	674 a
Squamish CA	553 a	526 a	662 a	714 a	780 a	855 a	1,144 a	1,050 a	796 a	819 a
Summerland D.M.	n/u	n/u	**	**	640 a	**	**	**	622 a	600 a
Terrace CA	487 a	494 a	536 a	540 a	573 a	625 a	637 a	791 a	556 a	609 a
Vancouver CMA	754 a	804 a	880 a	919 a	1,124 a	1,169 a	1,356 a	1,367 a	937 a	975 a
Vernon CA	485 a	492 a	653 a	632 a	764 a	780 a	802 a	831 a	702 a	705 a
Victoria CMA	626 a	647 a	764 a	790 a	965 a	1,001 a	1,180 a	1,232 a	818 a	847 a
Williams Lake CA	427 a	417 a	574 a	573 a	672 a	679 a	750 a	789 a	641 a	643 a
British Columbia 10,000+	703 a	744 a	821 a	853 a	969 a	1,001 a	1,144 a	1,145 a	864 a	895 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	11 c	120	88 a	1,721	126 a	1,871	4 a	40	229 a	3,752
Campbell River CA	3 a	38	26 a	373	60 a	597	5 a	48	94 a	1,056
Chilliwack CA	9 a	101	124 a	1,393	81 a	1,176	1 a	58	215 a	2,728
Courtenay-Comox CA	1 a	139	12 a	490	41 a	968	4 a	121	58 a	1,718
Cranbrook CA	4 a	14	14 a	313	22 a	503	2 a	47	42 a	877
Dawson Creek CA	1 a	74	9 a	422	13 a	314	0 a	29	23 a	839
Duncan-North Cowichan CA	6 a	70	32 a	653	34 a	508	5 a	34	77 a	1,265
Fort St. John CA	10 a	75	125 a	613	212 a	990	3 d	28	350 a	1,706
Kamloops CA	3 a	143	24 a	1,541	20 a	1,415	0 a	52	47 a	3,151
Kamloops Zone 1-South Shore	3 a	116	9 a	870	10 a	741	**	**	22 a	1,757
Kamloops Zone 2-North Shore	0 a	27	15 a	671	10 a	674	0 a	22	25 a	1,394
Kelowna CMA	1 a	132	42 a	1,718	66 a	1,907	8 a	123	117 a	3,880
Kitimat CA	7 a	44	16 a	173	31 a	307	1 a	28	55 a	552
Nanaimo CA	4 a	262	45 a	1,591	60 a	1,363	4 b	126	113 a	3,342
Parksville CA	0 a	17	1 a	93	5 a	398	0 a	16	6 a	524
Penticton CA	9 a	137	27 a	992	30 a	839	1 a	18	67 a	1,986
Port Alberni CA	4 a	56	32 a	465	17 a	406	1 a	29	54 a	957
Powell River CA	0 a	10	6 a	290	11 a	249	3 a	41	20 a	590
Prince George CA	32 a	259	74 a	1,122	96 a	1,557	55 a	461	257 a	3,399
Prince George Zone 1-Downtown	26 a	158	43 a	462	39 a	491	3 a	58	111 a	1,169
Prince George Zone 2-Outlying	6 a	101	31 a	659	57 a	1,067	52 a	403	146 a	2,230
Prince Rupert CA	5 b	54	31 a	247	36 a	234	**	58	73 a	593
Quesnel CA	0 a	14	9 a	207	36 a	323	0 a	19	45 a	563
Salmon Arm CA	0 a	11	7 a	167	8 a	186	1 a	10	16 a	374
Squamish CA	4 a	29	2 a	55	6 a	107	1 a	46	13 a	237
Summerland D.M.	n/u	n/u	**	**	0 a	21	**	**	0 a	33
Terrace CA	4 a	29	5 b	124	16 a	215	13 a	47	39 a	415
Vancouver CMA	160 a	11,807	1,353 a	65,331	641 a	24,899	50 a	2,297	2,204 a	104,335
Vernon CA	1 a	88	23 a	736	24 a	735	4 a	129	52 a	1,688
Victoria CMA	35 a	2,560	214 a	13,143	78 a	7,202	5 a	462	332 a	23,367
Williams Lake CA	2 a	15	15 a	203	54 a	343	3 a	39	74 a	600
British Columbia 10,000+	316 a	16,298	2,357 a	94,188	1,824 a	49,632	175 a	4,409	4,671 a	164,527

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	**	10.0 c	3.6 b	5.4 a	3.4 a	7.7 a	2.0 a	10.0 a	3.4 a	6.7 a
Campbell River CA	2.8 a	7.9 a	6.8 a	8.8 a	7.5 a	10.7 a	2.6 a	10.4 a	6.9 a	9.9 a
Chilliwack CA	11.6 a	11.9 a	5.5 a	10.1 a	5.0 a	8.8 a	0.0 c	5.2 a	5.4 a	9.5 a
Courtenay-Comox CA	0.0 a	0.7 a	2.0 a	4.1 a	3.1 a	5.1 a	0.9 a	6.6 a	2.4 a	4.5 a
Cranbrook CA	6.7 a	28.6 a	3.0 a	4.7 a	2.4 a	4.5 a	0.0 a	6.4 a	2.6 a	5.1 a
Dawson Creek CA	1.2 a	1.4 a	1.5 a	2.1 a	1.3 a	4.1 a	**	0.0 a	1.3 a	2.7 a
Duncan-North Cowichan CA	1.5 a	8.6 a	5.5 a	5.8 a	5.2 a	8.3 a	2.9 a	17.6 a	5.1 a	7.3 a
Fort St. John CA	9.8 a	14.8 a	10.3 a	21.6 a	10.6 a	22.1 a	0.0 c	14.2 d	10.2 a	21.5 a
Kamloops CA	0.0 a	2.1 a	0.3 a	1.6 a	0.7 a	1.4 a	0.0 a	0.0 a	0.4 a	1.5 a
Kamloops Zone 1-South Shore	0.0 a	2.6 a	0.2 a	1.0 a	0.1 a	1.3 a	0.0 a	**	0.2 a	1.3 a
Kamloops Zone 2-North Shore	0.0 a	0.0 a	0.3 a	2.3 a	1.3 a	1.5 a	0.0 a	0.0 a	0.8 a	1.8 a
Kelowna CMA	0.0 a	2.3 a	1.6 a	2.9 a	1.3 a	4.5 a	0.8 a	9.8 a	1.4 a	3.9 a
Kitimat CA	32.1 a	15.9 a	6.6 a	9.2 a	**	10.1 a	**	3.6 a	13.8 c	10.0 a
Nanaimo CA	1.8 b	3.5 a	2.1 a	4.6 a	3.6 b	5.7 a	**	5.5 a	2.8 a	5.0 a
Parksville CA	0.0 a	0.0 a	0.0 a	2.2 a	0.8 a	2.3 a	6.3 a	0.0 a	0.8 a	2.1 a
Penticton CA	1.5 c	6.6 a	2.4 a	2.7 a	0.8 a	3.6 a	4.4 a	5.6 a	1.7 a	3.4 a
Port Alberni CA	17.0 d	7.1 a	5.3 a	7.8 a	5.1 b	5.4 a	0.0 a	10.7 a	5.9 a	6.8 a
Powell River CA	10.0 a	0.0 a	1.1 a	2.1 a	2.5 a	5.6 a	**	7.3 a	1.8 a	3.9 a
Prince George CA	7.0 a	12.7 a	3.7 a	8.0 a	3.8 a	7.2 a	7.1 a	12.6 a	4.5 a	8.6 a
Prince George Zone 1-Downtown	10.1 a	16.4 a	3.5 a	11.5 a	3.2 a	8.7 a	0.0 a	8.6 a	4.1 a	10.8 a
Prince George Zone 2-Outlying	2.0 a	6.9 a	3.9 a	5.5 a	4.0 a	6.5 a	8.0 a	13.2 a	4.7 a	7.4 a
Prince Rupert CA	4.7 c	8.9 b	8.6 a	13.7 a	11.4 a	17.1 a	2.7 b	**	8.6 a	13.4 a
Quesnel CA	0.0 a	0.0 a	4.3 a	5.8 a	11.9 a	12.4 a	5.3 a	0.0 a	8.5 a	9.2 a
Salmon Arm CA	0.0 a	9.1 a	0.6 a	6.0 a	0.0 a	5.4 a	**	10.0 a	0.3 a	5.9 a
Squamish CA	0.0 a	13.8 a	0.0 a	3.6 a	1.8 a	5.6 a	4.4 a	2.2 a	1.7 a	5.5 a
Summerland D.M.	n/u	n/u	**	**	0.0 a	0.0 a	**	**	3.0 a	0.0 a
Terrace CA	7.1 a	14.3 a	3.7 a	4.1 b	5.9 a	7.6 a	0.0 a	28.3 a	5.0 a	9.3 a
Vancouver CMA	1.1 a	2.0 a	1.0 a	2.8 a	1.2 a	3.3 a	1.7 a	2.7 a	1.1 a	2.8 a
Vernon CA	1.1 a	1.1 a	2.2 a	3.5 a	1.2 a	4.1 a	2.6 a	3.1 a	1.7 a	3.6 a
Victoria CMA	1.6 a	2.6 a	1.6 a	2.7 a	1.1 a	2.2 a	2.7 a	2.4 a	1.5 a	2.6 a
Williams Lake CA	8.3 a	13.3 a	2.8 b	7.4 a	0.9 a	15.7 a	2.4 a	7.7 a	1.7 a	12.3 a
British Columbia 10,000+	1.5 a	2.7 a	1.5 a	3.3 a	2.1 a	4.5 a	2.5 a	4.9 a	1.7 a	3.6 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Abbotsford CMA	**	2.7 c	3.7 c	3.2 a	4.1 c	3.0 a	++	**	4.1 c	2.7 a
Campbell River CA	2.6 a	0.1 a	5.1 a	3.2 c	3.3 b	9.9 b	-3.2 a	15.8 a	4.1 a	5.2 a
Chilliwack CA	5.5 a	-0.1 a	3.0 a	1.4 a	3.4 a	1.8 b	5.7 d	++	3.2 a	1.3 a
Courtenay-Comox CA	8.3 a	3.5 a	6.2 a	2.3 a	7.7 a	2.1 a	4.0 a	3.6 a	7.9 a	2.7 a
Cranbrook CA	2.7 b	5.0 a	8.7 a	4.9 a	8.1 a	4.2 a	3.9 a	3.4 a	8.1 a	4.3 a
Dawson Creek CA	11.2 d	++	10.3 c	++	7.3 c	-3.3 d	**	-11.7 a	11.0 c	-2.4 c
Duncan-North Cowichan CA	6.4 a	9.1 b	4.7 a	3.0 b	4.3 a	4.8 b	**	**	4.6 a	3.4 b
Fort St. John CA	**	3.2 a	1.8 a	0.4 b	3.9 b	-1.7 a	**	++	2.9 a	-1.4 a
Kamloops CA	7.0 b	4.3 b	7.5 a	4.4 b	8.0 a	4.8 b	10.8 a	6.5 a	7.6 a	4.7 a
Kamloops Zone 1-South Shore	4.1 c	2.6 c	7.3 a	5.7 a	7.6 a	6.4 a	7.8 a	**	7.1 a	6.1 a
Kamloops Zone 2-North Shore	13.9 a	8.4 a	7.6 a	2.8 c	8.4 a	2.8 b	19.5 a	1.6 a	8.2 a	2.9 b
Kelowna CMA	5.6 d	++	8.1 a	++	8.4 a	++	**	++	8.2 a	**
Kitimat CA	18.1 a	3.2 a	**	2.1 a	7.6 c	-2.9 a	**	1.4 a	6.8 b	-0.1 a
Nanaimo CA	7.9 b	1.8 a	8.9 a	1.8 a	8.2 a	2.2 a	18.1 a	1.5 d	7.7 a	2.2 a
Parksville CA	3.3 a	2.4 a	4.5 a	1.9 a	5.0 a	2.3 a	**	**	4.7 a	2.6 a
Penticton CA	8.0 b	1.6 a	7.5 b	1.1 d	7.7 b	1.8 a	4.3 a	1.8 a	7.3 b	1.7 a
Port Alberni CA	9.2 b	5.5 a	5.3 b	4.5 a	4.4 c	3.6 b	4.5 a	2.2 a	4.9 b	4.0 a
Powell River CA	-9.8 a	10.7 a	1.5 a	3.1 b	**	5.3 a	**	7.5 a	++	4.4 a
Prince George CA	**	-3.6 d	7.3 b	-0.5 a	5.1 b	++	-0.8 d	**	5.1 b	-0.3 b
Prince George Zone 1-Downtown	6.7 c	++	5.2 a	3.8 a	5.9 b	2.6 b	**	**	5.5 a	2.0 b
Prince George Zone 2-Outlying	++	-5.4 a	8.4 b	-2.5 a	4.6 b	-0.8 d	-3.2 a	-3.1 a	4.9 b	-1.6 a
Prince Rupert CA	2.6 c	++	7.9 b	1.2 a	10.1 c	++	++	12.3 c	7.6 b	++
Quesnel CA	6.3 a	-2.5 a	9.6 b	7.9 a	4.2 c	10.9 a	**	**	5.8 c	9.4 a
Salmon Arm CA	**	0.0 b	6.5 a	2.3 c	5.4 a	2.5 a	**	**	5.6 a	2.4 b
Squamish CA	9.5 a	-2.1 a	1.9 a	7.9 a	4.0 a	**	4.9 a	**	8.9 a	**
Summerland D.M.	n/u	n/u	**	**	**	**	**	**	**	**
Terrace CA	9.0 a	0.8 a	9.3 a	++	++	10.2 a	-3.9 a	10.6 a	3.9 a	6.4 b
Vancouver CMA	3.6 b	3.6 a	4.2 a	2.9 a	4.6 a	2.6 a	5.8 d	3.9 c	4.3 a	2.9 a
Vernon CA	6.2 a	1.7 c	10.8 a	++	9.6 a	++	**	++	9.8 a	++
Victoria CMA	5.5 a	3.9 a	6.8 a	4.5 a	6.8 a	5.0 a	12.6 d	++	6.9 a	4.4 a
Williams Lake CA	49.8 a	-18.6 a	13.9 c	1.1 a	12.6 c	1.6 a	8.5 a	9.1 a	13.4 c	1.4 a
British Columbia 10,000+	4.5 a	3.2 a	5.1 a	2.8 a	5.3 a	2.8 a	6.9 b	2.7 b	5.1 a	2.8 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	n/u	n/u	**	**	**	**	21.6 a	18.0 a	8.4 a	7.8 b
Campbell River CA	**	**	2.2 a	0.0 a	1.7 a	8.2 a	5.0 a	1.4 a	2.4 a	4.7 a
Chilliwack CA	**	**	**	**	1.1 a	2.5 c	3.6 a	9.3 a	1.7 a	4.5 d
Courtenay-Comox CA	n/u	n/u	n/u	n/u	1.5 a	6.1 a	0.0 a	1.6 a	0.9 a	4.3 a
Cranbrook CA	n/s	**	**	5.2 d	**	1.8 c	3.9 a	4.1 c	1.8 a	3.1 c
Dawson Creek CA	n/u	n/u	**	**	3.2 a	9.7 a	1.9 a	5.8 a	2.4 a	7.5 a
Duncan-North Cowichan CA	n/u	n/u	10.0 a	11.7 a	4.3 a	4.3 a	2.7 a	0.0 a	5.4 a	4.9 a
Fort St. John CA	n/u	n/u	**	22.1 a	3.9 c	14.4 c	4.8 b	6.6 b	4.8 c	11.9 c
Kamloops CA	**	**	0.0 a	0.0 a	0.0 a	1.6 a	0.4 a	1.6 a	0.2 a	1.5 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	0.0 a	0.8 a	0.9 a	0.0 a	0.4 a	0.4 a
Kamloops Zone 2-North Shore	**	**	0.0 a	0.0 a	0.0 a	3.8 a	0.0 a	2.8 a	0.0 a	2.8 a
Kelowna CMA	n/u	n/u	0.0 a	9.5 a	0.3 a	7.5 a	0.0 a	5.9 a	0.2 a	7.3 a
Kitimat CA	n/u	n/u	n/u	n/u	**	27.1 a	19.7 d	28.3 a	22.0 d	27.9 a
Nanaimo CA	**	0.0 a	**	11.8 a	0.8 a	0.7 a	7.7 a	11.5 a	3.3 b	4.6 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	7.1 a	1.0 a	3.5 a	**	4.8 a	1.1 a	4.2 a
Port Alberni CA	**	**	**	26.7 a	0.0 a	5.1 a	4.2 a	6.5 a	4.7 a	8.8 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	**	0.0 a	1.3 a	6.0 c	2.3 a	5.1 a	1.6 a	4.4 b
Prince George Zone 1-Downtown	**	**	**	**	**	**	3.6 a	4.5 a	2.3 a	4.3 c
Prince George Zone 2-Outlying	n/u	n/u	**	**	3.0 a	5.9 a	0.0 a	6.2 a	0.8 a	4.5 a
Prince Rupert CA	n/u	n/u	**	**	**	**	12.3 a	19.2 a	9.8 a	18.3 a
Quesnel CA	n/u	n/u	**	17.4 a	**	0.0 a	5.7 b	**	4.5 d	6.9 c
Salmon Arm CA	n/u	n/u	**	**	**	0.0 a	**	**	0.0 a	3.7 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	2.9 a	0.0 a	2.3 a	0.0 a
Summerland D.M.	**	**	0.0 a	0.0 a	0.0 a	5.7 a	**	**	0.0 a	2.7 a
Terrace CA	n/u	n/u	**	**	4.1 d	1.3 a	**	2.7 a	2.9 c	1.9 a
Vancouver CMA	**	**	0.0 c	0.8 a	1.2 a	3.2 c	1.6 a	5.9 a	1.4 a	4.8 b
Vernon CA	**	**	0.0 c	0.0 a	0.0 c	3.9 a	0.0 a	3.6 a	0.0 b	2.5 a
Victoria CMA	**	**	0.0 a	0.8 a	0.0 a	1.9 a	0.3 a	2.1 a	0.1 a	1.8 a
Williams Lake CA	n/u	**	0.0 a	**	1.7 a	5.9 b	0.7 a	21.4 a	1.0 a	16.5 a
British Columbia 10,000+	1.2 a	0.9 a	2.0 b	4.8 a	1.4 a	5.0 a	2.7 a	6.5 a	2.1 a	5.7 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.2 Private Row (Townhouse) Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	n/u	n/u	**	**	**	**	1,130 a	1,178 a	894 a	899 a
Campbell River CA	**	**	558 a	540 a	643 a	685 a	699 a	845 a	633 a	703 a
Chilliwack CA	**	**	**	**	699 a	725 a	973 a	975 a	757 a	787 b
Courtenay-Comox CA	n/u	n/u	n/u	n/u	706 a	716 a	786 a	840 a	740 a	765 a
Cranbrook CA	n/s	**	558 a	605 a	742 a	756 a	747 a	793 a	733 a	756 a
Dawson Creek CA	n/u	n/u	**	**	1,005 a	935 a	1,144 a	1,061 a	1,071 a	994 a
Duncan-North Cowichan CA	n/u	n/u	582 a	574 a	680 a	708 a	892 a	929 a	728 a	744 a
Fort St. John CA	n/u	n/u	744 b	660 a	958 a	952 a	1,065 a	1,069 a	1,001 a	965 a
Kamloops CA	**	**	479 a	531 b	840 a	891 a	1,052 a	1,104 a	933 a	994 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	912 a	924 a	1,223 a	1,279 a	1,049 a	1,081 a
Kamloops Zone 2-North Shore	**	**	472 a	524 b	676 a	801 a	917 a	965 a	805 a	889 a
Kelowna CMA	n/u	n/u	608 b	617 a	920 b	866 a	1,164 b	1,071 b	958 b	888 a
Kitimat CA	n/u	n/u	n/u	n/u	494 b	542 a	575 a	609 a	556 a	586 a
Nanaimo CA	529 b	524 a	607 b	625 b	798 a	812 a	913 a	931 a	809 a	823 a
Parksville CA	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Penticton CA	**	**	**	**	784 a	780 c	1,148 c	1,086 a	897 b	955 c
Port Alberni CA	**	**	**	458 a	581 a	667 a	729 a	760 a	663 a	704 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	659 b	701 a	647 a	645 a	771 a	749 a	720 a	709 a
Prince George Zone 1-Downtown	**	**	**	**	668 a	656 a	736 a	704 a	693 a	669 a
Prince George Zone 2-Outlying	n/u	n/u	**	**	616 b	628 a	**	826 a	758 a	765 a
Prince Rupert CA	n/u	n/u	**	**	**	**	700 a	726 a	663 a	696 a
Quesnel CA	n/u	n/u	**	421 b	570 b	534 b	626 a	603 a	612 a	578 a
Salmon Arm CA	n/u	n/u	**	**	**	742 a	**	**	706 a	748 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	733 b	**	731 a	786 b
Summerland D.M.	**	**	504 a	528 a	675 a	698 a	**	**	587 a	609 a
Terrace CA	n/u	n/u	**	**	566 a	615 a	618 a	643 a	583 a	622 a
Vancouver CMA	1,022 a	925 a	765 a	936 a	1,314 a	1,343 a	1,364 a	1,397 a	1,318 a	1,355 a
Vernon CA	**	**	569 a	585 a	777 a	779 a	886 a	882 a	752 a	752 a
Victoria CMA	**	**	680 a	708 a	962 a	971 a	1,439 a	1,504 a	1,157 a	1,199 a
Williams Lake CA	n/u	n/u	412 a	**	605 b	654 a	827 b	776 a	740 b	735 a
British Columbia 10,000+	784 a	762 a	622 a	657 a	937 a	941 a	1,143 a	1,163 a	1,016 a	1,031 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	n/u	n/u	**	**	**	**	17 a	95	20 b	260
Campbell River CA	**	**	0 a	46	11 a	134	1 a	74	12 a	256
Chilliwack CA	**	**	**	**	2 c	94	6 a	62	8 d	178
Courtenay-Comox CA	n/u	n/u	n/u	n/u	12 a	198	2 a	128	14 a	326
Cranbrook CA	**	**	1 d	19	2 c	108	4 c	98	7 c	228
Dawson Creek CA	n/u	n/u	**	**	9 a	93	6 a	104	15 a	200
Duncan-North Cowichan CA	n/u	n/u	7 a	60	3 a	70	0 a	73	10 a	203
Fort St. John CA	n/u	n/u	15 a	69	31 c	213	15 b	229	61 c	511
Kamloops CA	**	**	0 a	22	3 a	186	4 a	253	7 a	463
Kamloops Zone 1-South Shore	n/u	n/u	**	**	1 a	133	0 a	110	1 a	245
Kamloops Zone 2-North Shore	**	**	0 a	20	2 a	53	4 a	143	6 a	218
Kelowna CMA	n/u	n/u	2 a	21	22 a	294	5 a	85	29 a	400
Kitimat CA	n/u	n/u	n/u	n/u	13 a	48	28 a	99	41 a	147
Nanaimo CA	0 a	7	2 a	17	1 a	134	7 a	61	10 a	219
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	1 a	14	4 a	114	4 a	83	9 a	213
Port Alberni CA	**	**	4 a	15	2 a	39	6 a	93	13 a	148
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	0 a	56	5 c	83	9 a	177	14 b	321
Prince George Zone 1-Downtown	**	**	**	**	**	49	5 a	112	8 c	187
Prince George Zone 2-Outlying	n/u	n/u	**	**	2 a	34	4 a	65	6 a	134
Prince Rupert CA	n/u	n/u	**	**	**	**	15 a	78	17 a	93
Quesnel CA	n/u	n/u	2 a	11	0 a	33	**	140	13 c	184
Salmon Arm CA	n/u	n/u	**	**	0 a	21	**	**	1 a	27
Squamish CA	n/u	n/u	n/u	n/u	**	**	0 a	34	0 a	44
Summerland D.M.	**	**	0 a	37	2 a	35	**	**	2 a	74
Terrace CA	n/u	n/u	**	**	1 a	77	2 a	75	3 a	155
Vancouver CMA	**	61	1 a	121	28 c	882	121 a	2,056	150 b	3,120
Vernon CA	**	**	0 a	62	2 a	51	3 a	84	5 a	200
Victoria CMA	**	**	1 a	120	4 a	207	8 a	379	13 a	723
Williams Lake CA	**	**	**	**	3 b	52	26 a	130	31 a	187
British Columbia 10,000+	1 a	105	38 a	799	168 a	3,334	304 a	4,708	511 a	8,946

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%)

by Bedroom Type

British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	n/u	n/u	**	**	**	**	22.5 a	18.0 a	8.8 a	8.2 b
Campbell River CA	**	**	2.2 a	2.2 a	2.5 a	10.4 a	7.5 a	1.4 a	3.4 a	6.3 a
Chilliwack CA	**	**	**	**	5.3 a	**	3.6 a	11.1 a	4.0 a	7.1 c
Courtenay-Comox CA	n/u	n/u	n/u	n/u	2.0 a	9.6 a	0.0 a	1.6 a	1.2 a	6.4 a
Cranbrook CA	n/s	**	**	5.2 d	1.9 c	1.8 c	3.9 a	7.1 b	2.7 a	4.4 b
Dawson Creek CA	n/u	n/u	**	**	5.3 a	9.7 a	1.9 a	5.8 a	3.4 a	7.5 a
Duncan-North Cowichan CA	n/u	n/u	10.0 a	11.7 a	4.3 a	5.7 a	6.8 a	0.0 a	6.9 a	5.4 a
Fort St. John CA	n/u	n/u	**	25.8 a	4.4 c	14.9 c	6.6 b	7.9 b	6.4 c	13.2 a
Kamloops CA	**	**	0.0 a	0.0 a	0.0 a	1.6 a	0.4 a	1.6 a	0.2 a	1.5 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	0.0 a	0.8 a	0.9 a	0.0 a	0.4 a	0.4 a
Kamloops Zone 2-North Shore	**	**	0.0 a	0.0 a	0.0 a	3.8 a	0.0 a	2.8 a	0.0 a	2.8 a
Kelowna CMA	n/u	n/u	0.0 a	14.3 a	1.7 a	8.2 a	0.0 a	5.9 a	1.2 a	8.0 a
Kitimat CA	n/u	n/u	n/u	n/u	**	31.3 a	19.7 d	29.3 a	22.0 d	29.9 a
Nanaimo CA	**	0.0 a	**	11.8 a	4.7 b	1.5 a	12.3 a	11.5 a	7.0 a	5.0 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	7.1 a	1.9 c	3.5 a	**	4.8 a	1.7 c	4.2 a
Port Alberni CA	**	**	**	26.7 a	2.6 a	5.1 a	4.2 a	7.5 a	5.4 a	9.5 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	**	1.8 a	5.1 b	7.2 c	3.4 a	6.2 a	3.6 b	6.0 b
Prince George Zone 1-Downtown	**	**	**	**	2.2 b	**	5.4 a	4.5 a	4.6 b	5.5 c
Prince George Zone 2-Outlying	n/u	n/u	**	**	9.1 a	8.8 a	0.0 a	9.2 a	2.3 a	6.7 a
Prince Rupert CA	n/u	n/u	**	**	**	**	13.8 a	19.2 a	11.0 a	19.4 a
Quesnel CA	n/u	n/u	**	17.4 a	**	3.0 a	5.7 b	9.2 c	4.5 d	8.6 c
Salmon Arm CA	n/u	n/u	**	**	**	0.0 a	**	**	0.0 a	3.7 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	2.9 a	0.0 a	2.3 a	2.3 a
Summerland D.M.	**	**	0.0 a	0.0 a	0.0 a	5.7 a	**	**	0.0 a	2.7 a
Terrace CA	n/u	n/u	**	**	5.4 d	1.3 a	**	2.7 a	4.4 d	1.9 a
Vancouver CMA	**	**	0.0 c	3.5 b	1.6 b	3.8 b	2.4 a	6.4 a	2.0 a	5.5 a
Vernon CA	**	**	0.0 c	0.0 a	0.0 c	7.8 a	1.3 a	3.6 a	0.5 a	3.5 a
Victoria CMA	**	**	0.0 a	1.7 a	0.0 a	3.4 a	0.6 a	3.2 a	0.3 a	3.0 a
Williams Lake CA	n/u	**	0.0 a	**	1.7 a	7.9 b	1.5 a	22.2 a	1.4 a	17.6 a
British Columbia 10,000+	1.2 a	3.2 b	2.5 b	6.1 a	2.3 a	6.1 a	3.5 a	7.1 a	2.9 a	6.6 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
	to	to	to	to	to	to	to	to	to	to
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	n/u	n/u	**	**	**	**	**	**	**	**
Campbell River CA	**	**	8.3 a	-1.8 a	6.3 a	2.1 a	6.2 a	5.2 a	6.3 a	2.2 a
Chilliwack CA	**	**	**	**	5.4 a	2.8 c	7.6 a	0.2 a	4.9 a	1.6 c
Courtenay-Cornox CA	n/u	n/u	n/u	n/u	3.8 d	4.0 c	3.8 b	3.8 d	4.3 a	3.4 b
Cranbrook CA	**	**	**	**	**	**	11.3 c	10.2 d	9.6 b	4.6 b
Dawson Creek CA	n/u	n/u	**	**	11.5 c	++	10.5 a	++	11.1 a	++
Duncan-North Cowichan CA	n/u	n/u	7.1 a	1.1 a	4.3 a	4.0 a	7.3 a	6.7 a	6.0 a	3.4 a
Fort St. John CA	n/u	n/u	**	**	**	++	++	++	++	++
Kamloops CA	**	**	2.5 a	**	3.3 d	**	7.5 c	6.8 a	6.2 b	5.8 b
Kamloops Zone 1-South Shore	n/u	n/u	**	**	4.2 c	3.0 b	4.5 d	5.5 c	4.6 c	3.1 c
Kamloops Zone 2-North Shore	**	**	3.4 a	**	1.4 a	**	11.2 d	8.3 a	8.1 c	9.0 c
Kelowna CMA	n/u	n/u	**	**	9.3 c	++	6.0 c	**	8.0 b	++
Kitimat CA	n/u	n/u	n/u	n/u	**	3.1 a	**	-0.3 a	**	1.1 a
Nanaimo CA	**	-0.2 a	**	**	6.4 a	2.0 a	7.3 a	2.1 a	6.6 a	1.8 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	++	**	**	1.8 a	++	++
Port Alberni CA	**	**	**	6.2 a	-11.7 a	16.6 a	3.8 a	5.1 a	2.9 a	6.5 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	**	6.3 a	**	++	8.1 a	-2.2 a	6.6 a	++
Prince George Zone 1-Downtown	**	**	**	**	**	++	11.6 a	-3.3 a	**	++
Prince George Zone 2-Outlying	n/u	n/u	**	**	**	9.1 a	**	0.1 a	1.4 d	3.7 a
Prince Rupert CA	n/u	n/u	**	**	**	**	**	**	**	**
Quesnel CA	n/u	n/u	**	**	**	**	++	**	++	++
Salmon Arm CA	n/u	n/u	**	**	**	7.3 a	**	**	9.6 a	9.0 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Summerland D.M.	**	**	4.3 a	5.6 a	**	3.3 a	**	**	5.8 a	4.4 a
Terrace CA	n/u	n/u	**	**	++	**	**	5.0 a	++	7.3 c
Vancouver CMA	3.1 a	**	**	**	**	2.4 c	3.6 b	2.8 c	2.3 c	2.6 c
Vernon CA	**	**	4.5 b	2.7 b	5.8 b	3.3 a	14.2 c	**	10.2 c	++
Victoria CMA	**	**	6.5 b	5.3 b	4.9 d	4.4 a	3.4 a	5.3 a	4.1 b	4.1 a
Williams Lake CA	n/u	n/u	4.3 a	**	**	4.4 d	**	-4.4 a	19.1 d	++
British Columbia 10,000+	8.5 c	4.1 d	5.6 a	2.8 a	4.6 b	2.3 b	5.3 a	2.5 a	4.5 a	2.2 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	**	9.1 c	2.4 a	5.0 a	2.6 a	6.5 a	15.2 a	15.6 a	3.0 a	6.2 a
Campbell River CA	2.6 a	7.5 a	4.8 a	6.2 a	5.5 a	9.7 a	3.8 a	4.9 a	5.1 a	8.1 a
Chilliwack CA	7.3 a	8.8 a	3.5 a	8.8 a	2.8 a	6.6 a	1.7 b	5.6 a	3.2 a	7.7 a
Courtenay-Comox CA	0.0 a	0.7 a	1.6 a	2.4 a	1.2 a	4.5 a	0.4 a	2.4 a	1.1 a	3.5 a
Cranbrook CA	0.0 c	24.1 d	1.0 a	4.4 a	1.3 a	3.9 a	2.7 a	4.1 b	1.4 a	4.4 a
Dawson Creek CA	1.2 a	1.4 a	1.2 a	2.1 a	1.8 b	5.4 a	1.4 a	4.5 a	1.5 a	3.7 a
Duncan-North Cowichan CA	1.5 a	8.6 a	4.0 a	5.5 a	2.1 a	6.4 a	2.8 a	4.7 a	3.0 a	5.9 a
Fort St. John CA	9.8 a	13.4 a	8.4 a	20.6 a	8.7 a	20.2 a	4.3 b	7.0 b	8.0 a	18.5 a
Kamloops CA	0.0 a	2.1 a	0.3 a	1.6 a	0.6 a	1.4 a	0.3 a	1.3 a	0.4 a	1.5 a
Kamloops Zone 1-South Shore	0.0 a	2.6 a	0.2 a	1.0 a	0.1 a	1.3 a	0.6 a	0.0 a	0.2 a	1.1 a
Kamloops Zone 2-North Shore	0.0 a	0.0 a	0.3 a	2.2 a	1.2 a	1.7 a	0.0 a	2.4 a	0.7 a	1.9 a
Kelowna CMA	0.0 a	0.8 a	0.4 a	2.5 a	0.1 a	4.0 a	0.5 a	6.3 a	0.3 a	3.4 a
Kitimat CA	32.1 a	15.9 a	6.6 a	9.2 a	17.8 d	12.4 a	**	22.8 a	14.8 c	13.7 a
Nanaimo CA	1.7 b	1.5 a	0.7 a	2.9 a	1.5 a	4.1 a	4.4 c	5.9 a	1.3 a	3.5 a
Parksville CA	0.0 a	0.0 a	0.0 b	2.6 a	0.2 a	1.9 a	0.0 a	0.0 a	0.2 a	1.9 a
Penticton CA	1.5 a	6.5 a	1.8 a	2.8 a	0.4 a	3.6 a	**	5.0 a	1.1 a	3.5 a
Port Alberni CA	16.7 d	8.7 a	4.9 b	7.6 a	2.7 b	4.3 a	3.5 a	5.8 a	4.6 a	6.1 a
Powell River CA	10.0 a	0.0 a	1.1 a	2.1 a	2.0 a	4.2 a	**	7.8 a	1.5 a	3.4 a
Prince George CA	5.3 a	12.1 a	3.0 a	6.3 a	3.1 a	6.2 a	5.8 a	10.0 a	3.7 a	7.3 a
Prince George Zone 1-Downtown	8.0 a	16.0 a	2.3 a	8.9 a	1.8 a	7.8 a	2.4 a	4.7 a	2.8 a	8.8 a
Prince George Zone 2-Outlying	1.0 a	5.9 a	3.4 a	4.5 a	3.7 a	5.3 a	7.0 a	12.0 a	4.2 a	6.4 a
Prince Rupert CA	4.7 c	8.9 b	7.6 a	12.1 a	10.2 a	15.7 a	7.1 b	11.8 c	8.2 a	13.1 a
Quesnel CA	0.0 a	0.0 a	3.2 b	5.0 a	10.9 c	10.1 a	5.0 b	**	7.2 a	7.7 a
Salmon Arm CA	0.0 a	0.0 a	0.6 a	4.1 a	0.0 a	3.9 a	0.0 a	14.3 a	0.3 a	4.2 a
Squamish CA	0.0 a	13.8 a	0.0 a	3.6 a	1.7 a	5.1 a	3.8 a	1.3 a	1.8 a	4.6 a
Summerland D.M.	**	**	0.0 a	0.0 a	0.0 a	3.6 a	**	**	0.9 a	1.9 a
Terrace CA	3.6 a	14.3 a	4.6 a	4.0 b	4.0 b	5.9 a	0.0 c	12.6 a	3.4 b	7.3 a
Vancouver CMA	0.4 a	1.4 a	0.5 a	2.1 a	0.7 a	2.6 a	1.4 a	3.9 a	0.6 a	2.2 a
Vernon CA	1.1 a	1.1 a	1.1 a	2.9 a	0.5 a	3.3 a	1.5 a	3.3 a	0.9 a	3.0 a
Victoria CMA	0.6 a	1.3 a	0.5 a	1.6 a	0.3 a	1.1 a	0.9 a	1.5 a	0.4 a	1.4 a
Williams Lake CA	8.3 a	12.5 a	2.6 b	7.2 a	0.7 a	14.4 a	1.2 a	18.2 a	1.4 a	13.3 a
British Columbia 10,000+	0.8 a	1.9 a	0.8 a	2.5 a	1.4 a	3.8 a	2.3 a	5.3 a	1.1 a	3.0 a

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	522 a	552 a	628 a	647 a	766 a	781 a	1,032 a	1,102 a	709 a	724 a
Campbell River CA	455 a	451 a	558 a	561 a	641 a	683 a	695 a	825 a	610 a	650 a
Chilliwack CA	494 a	477 a	586 a	599 a	742 a	755 a	868 a	895 a	664 a	675 a
Courtenay-Comox CA	511 a	535 a	591 a	605 a	706 a	721 a	747 a	785 a	670 a	688 a
Cranbrook CA	398 b	442 b	539 a	559 a	664 a	688 a	747 a	784 a	636 a	657 a
Dawson Creek CA	589 a	592 a	705 a	698 a	886 a	889 a	1,127 a	1,035 a	819 a	809 a
Duncan-North Cowichan CA	472 a	506 a	570 a	586 a	670 a	698 a	878 a	904 a	628 a	645 a
Fort St. John CA	576 a	587 a	716 a	704 a	923 a	927 a	1,058 a	1,059 a	863 a	863 a
Kamloops CA	561 a	575 a	657 a	686 a	794 a	827 a	1,020 a	1,085 a	748 a	778 a
Kamloops Zone 1-South Shore	576 a	587 a	688 a	725 a	845 a	887 a	1,121 a	1,232 a	788 a	825 a
Kamloops Zone 2-North Shore	504 a	530 a	616 a	639 a	730 a	754 a	909 a	957 a	696 a	721 a
Kelowna CMA	624 a	584 a	800 a	735 a	961 a	892 a	1,069 a	1,029 a	893 a	828 a
Kitimat CA	387 a	418 a	431 a	444 a	536 a	508 a	560 a	582 a	497 a	500 a
Nanaimo CA	496 a	509 a	614 a	629 a	754 a	772 a	900 a	925 a	682 a	694 a
Parksville CA	478 a	493 a	569 a	587 a	663 a	682 a	813 b	818 c	639 a	658 a
Penticton CA	505 a	524 a	631 a	635 a	750 a	760 a	1,073 b	1,062 a	695 a	708 a
Port Alberni CA	436 a	442 a	463 a	488 a	593 a	627 a	726 a	775 a	540 a	575 a
Powell River CA	406 a	444 a	522 a	537 a	606 a	639 a	663 b	729 a	563 a	594 a
Prince George CA	516 a	505 a	600 a	600 a	690 a	690 a	821 a	787 a	674 a	665 a
Prince George Zone 1-Downtown	522 a	514 a	589 a	596 a	677 a	674 a	755 a	736 a	636 a	634 a
Prince George Zone 2-Outlying	504 a	489 a	608 a	603 a	695 a	697 a	844 a	806 a	695 a	682 a
Prince Rupert CA	401 a	431 a	531 a	536 a	687 a	652 a	648 a	687 a	599 a	598 a
Quesnel CA	400 a	396 a	461 a	495 a	548 a	600 a	630 a	611 a	535 a	567 a
Salmon Arm CA	482 c	461 a	595 a	606 a	683 a	743 a	**	764 a	637 a	679 a
Squamish CA	553 a	526 a	662 a	714 a	776 a	838 a	962 b	953 a	786 a	814 a
Summerland D.M.	**	**	503 a	522 a	661 a	663 a	**	**	597 a	606 a
Terrace CA	487 a	494 a	530 a	535 a	570 a	622 a	623 a	701 a	566 a	613 a
Vancouver CMA	755 a	804 a	880 a	919 a	1,131 a	1,175 a	1,359 a	1,381 a	948 a	986 a
Vernon CA	491 a	495 a	647 a	628 a	765 a	780 a	839 a	850 a	707 a	710 a
Victoria CMA	625 a	646 a	764 a	789 a	964 a	1,000 a	1,303 a	1,357 a	828 a	858 a
Williams Lake CA	427 a	417 a	561 a	572 a	663 a	675 a	810 a	779 a	667 a	665 a
British Columbia 10,000+	703 a	745 a	820 a	852 a	967 a	998 a	1,144 a	1,155 a	871 a	902 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	11 c	120	88 a	1,767	129 a	1,991	21 a	135	249 a	4,012
Campbell River CA	3 a	40	26 a	419	71 a	731	6 a	122	106 a	1,312
Chilliwack CA	9 a	102	124 a	1,414	83 a	1,270	7 a	120	223 a	2,906
Courtenay-Comox CA	1 a	139	12 a	490	53 a	1,166	6 a	249	72 a	2,044
Cranbrook CA	4 d	17	15 a	332	24 a	611	6 b	145	49 a	1,105
Dawson Creek CA	1 a	74	9 a	425	22 a	407	6 a	133	38 a	1,039
Duncan-North Cowichan CA	6 a	70	39 a	713	37 a	578	5 a	107	87 a	1,468
Fort St. John CA	10 a	75	140 a	682	242 a	1,203	18 b	257	411 a	2,217
Kamloops CA	3 a	145	24 a	1,563	23 a	1,601	4 a	305	54 a	3,614
Kamloops Zone 1-South Shore	3 a	116	9 a	872	11 a	874	0 a	140	23 a	2,002
Kamloops Zone 2-North Shore	0 a	29	15 a	691	12 a	727	4 a	165	31 a	1,612
Kelowna CMA	1 a	132	44 a	1,739	88 a	2,201	13 a	208	146 a	4,280
Kitimat CA	7 a	44	16 a	173	44 a	355	29 a	127	96 a	699
Nanaimo CA	4 a	269	47 a	1,608	61 a	1,497	11 a	187	123 a	3,561
Parksville CA	0 a	17	3 a	115	8 a	416	0 a	19	11 a	567
Penticton CA	9 a	139	28 a	1,006	34 a	953	5 a	101	76 a	2,199
Port Alberni CA	5 a	57	36 a	480	19 a	445	7 a	122	67 a	1,105
Powell River CA	0 a	10	6 a	291	11 a	261	4 a	51	21 a	613
Prince George CA	32 a	264	74 a	1,178	101 a	1,641	64 a	638	271 a	3,720
Prince George Zone 1-Downtown	26 a	163	43 a	483	42 a	540	8 a	170	119 a	1,356
Prince George Zone 2-Outlying	6 a	101	31 a	694	59 a	1,101	56 a	468	152 a	2,364
Prince Rupert CA	5 b	54	31 a	253	38 a	243	16 c	136	90 a	686
Quesnel CA	0 a	14	11 a	218	36 a	356	**	159	58 a	747
Salmon Arm CA	0 a	11	7 a	169	8 a	207	2 a	14	17 a	401
Squamish CA	4 a	29	2 a	55	6 a	117	1 a	80	13 a	281
Summerland D.M.	**	**	0 a	47	2 a	56	**	**	2 a	107
Terrace CA	4 a	29	5 b	128	17 a	292	15 a	121	42 a	570
Vancouver CMA	160 a	11,868	1,354 a	65,452	669 a	25,781	171 a	4,353	2,354 a	107,455
Vernon CA	1 a	91	23 a	798	26 a	786	7 a	213	57 a	1,888
Victoria CMA	35 a	2,577	215 a	13,263	82 a	7,409	13 a	841	345 a	24,090
Williams Lake CA	2 a	16	15 a	207	57 a	395	31 a	169	105 a	787
British Columbia 10,000+	317 a	16,403	2,395 a	94,987	1,992 a	52,966	479 a	9,116	5,182 a	173,473

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	**	10.0 c	3.5 b	5.3 a	3.2 a	7.4 a	15.9 a	15.6 a	3.8 a	6.8 a
Campbell River CA	2.6 a	7.5 a	6.3 a	8.1 a	6.6 a	10.7 a	5.1 a	4.9 a	6.3 a	9.2 a
Chilliwack CA	11.5 a	11.7 a	5.4 a	10.0 a	5.0 a	8.6 a	1.7 b	8.3 a	5.3 a	9.4 a
Courtenay-Comox CA	0.0 a	0.7 a	2.0 a	4.1 a	2.9 a	5.8 a	0.4 a	4.0 a	2.2 a	4.8 a
Cranbrook CA	**	24.1 d	2.9 a	4.7 a	2.3 a	4.0 a	2.7 a	6.9 a	2.6 a	4.9 a
Dawson Creek CA	1.2 a	1.4 a	1.5 a	2.1 a	2.3 a	5.4 a	1.4 a	4.5 a	1.8 a	3.7 a
Duncan-North Cowichan CA	1.5 a	8.6 a	5.8 a	6.3 a	5.1 a	8.0 a	5.5 a	5.6 a	5.3 a	7.0 a
Fort St. John CA	9.8 a	14.8 a	10.7 a	22.0 a	9.4 a	20.8 a	6.0 b	8.6 b	9.3 a	19.6 a
Kamloops CA	0.0 a	2.1 a	0.3 a	1.6 a	0.6 a	1.4 a	0.3 a	1.3 a	0.4 a	1.5 a
Kamloops Zone 1-South Shore	0.0 a	2.6 a	0.2 a	1.0 a	0.1 a	1.3 a	0.6 a	0.0 a	0.2 a	1.1 a
Kamloops Zone 2-North Shore	0.0 a	0.0 a	0.3 a	2.2 a	1.2 a	1.7 a	0.0 a	2.4 a	0.7 a	1.9 a
Kelowna CMA	0.0 a	2.3 a	1.5 a	3.0 a	1.4 a	5.0 a	0.5 a	8.2 a	1.3 a	4.3 a
Kitimat CA	32.1 a	15.9 a	6.6 a	9.2 a	17.8 d	13.0 a	**	23.6 a	14.8 c	14.2 a
Nanaimo CA	2.2 b	3.4 a	2.1 a	4.7 a	3.7 a	5.3 a	8.3 b	7.5 a	3.1 a	5.0 a
Parksville CA	0.0 a	0.0 a	0.0 b	3.5 a	0.7 a	2.9 a	5.3 a	0.0 a	0.7 a	2.8 a
Penticton CA	1.5 a	6.5 a	2.5 a	2.8 a	1.0 a	3.6 a	**	5.0 a	1.7 a	3.5 a
Port Alberni CA	16.7 d	8.7 a	5.8 a	8.4 a	4.9 b	5.4 a	3.5 a	8.3 a	5.8 a	7.2 a
Powell River CA	10.0 a	0.0 a	1.1 a	2.1 a	2.8 a	5.4 a	**	7.8 a	1.9 a	3.9 a
Prince George CA	6.9 a	13.0 a	3.7 a	7.7 a	3.8 a	7.2 a	6.1 a	10.8 a	4.4 a	8.4 a
Prince George Zone 1-Downtown	9.9 a	16.8 a	3.6 a	11.2 a	3.1 a	8.4 a	3.6 a	5.9 a	4.2 a	10.1 a
Prince George Zone 2-Outlying	2.0 a	6.9 a	3.7 a	5.2 a	4.2 a	6.5 a	7.0 a	12.6 a	4.5 a	7.4 a
Prince Rupert CA	4.7 c	8.9 b	8.4 a	13.3 a	11.0 a	17.7 a	7.9 a	11.8 c	8.9 a	14.2 a
Quesnel CA	0.0 a	0.0 a	4.1 b	6.4 a	10.9 c	11.5 a	5.7 b	8.1 c	7.6 a	9.1 a
Salmon Arm CA	0.0 a	9.1 a	0.6 a	5.9 a	0.0 a	4.8 a	0.0 a	14.3 a	0.3 a	5.7 a
Squamish CA	0.0 a	13.8 a	0.0 a	3.6 a	1.7 a	6.0 a	3.8 a	1.3 a	1.8 a	5.0 a
Summerland D.M.	**	**	0.0 a	0.0 a	0.0 a	3.6 a	**	**	0.9 a	1.9 a
Terrace CA	7.1 a	14.3 a	4.6 a	4.0 b	5.8 b	5.9 a	**	12.6 a	4.8 b	7.3 a
Vancouver CMA	1.1 a	2.0 a	1.0 a	2.8 a	1.3 a	3.3 a	2.0 a	4.5 a	1.1 a	2.9 a
Vernon CA	1.1 a	1.1 a	2.0 a	3.3 a	1.1 a	4.3 a	2.0 a	3.3 a	1.6 a	3.6 a
Victoria CMA	1.6 a	2.6 a	1.6 a	2.7 a	1.0 a	2.2 a	1.8 a	2.7 a	1.4 a	2.6 a
Williams Lake CA	8.3 a	12.5 a	2.6 b	7.2 a	1.0 a	14.7 a	1.7 a	18.8 a	1.7 a	13.6 a
British Columbia 10,000+	1.5 a	2.7 a	1.5 a	3.3 a	2.1 a	4.6 a	3.0 a	6.0 a	1.8 a	3.8 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
	to	to	to	to	to	to	to	to	to	to
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA	**	2.7 c	3.8 c	3.0 a	4.0 b	2.7 a	**	**	4.1 c	2.6 a
Campbell River CA	3.1 a	-0.2 a	5.5 a	2.6 b	3.8 b	8.7 b	-1.2 a	13.5 a	4.4 a	4.7 a
Chilliwack CA	5.4 a	-0.1 a	3.1 a	1.3 a	3.5 a	1.8 b	6.1 c	++	3.3 a	1.3 a
Courtenay-Comox CA	8.3 a	3.5 a	6.2 a	2.3 a	7.0 a	2.4 a	3.9 a	3.7 b	7.3 a	2.8 a
Cranbrook CA	**	5.0 b	8.5 a	4.9 a	8.6 a	4.1 a	7.7 b	6.9 b	8.4 a	4.4 a
Dawson Creek CA	11.2 d	++	10.2 c	++	8.4 b	-3.5 d	12.4 c	++	11.0 c	-2.8 c
Duncan-North Cowichan CA	6.4 a	9.1 b	4.9 a	2.9 a	4.3 a	4.7 b	4.1 d	8.1 b	4.8 a	3.4 b
Fort St. John CA	**	3.2 a	1.8 b	0.4 b	2.6 b	-1.2 a	3.1 d	++	2.3 a	-0.9 a
Kamloops CA	6.9 b	4.2 b	7.4 a	4.6 b	7.5 a	4.9 b	9.1 b	6.7 a	7.4 a	4.8 a
Kamloops Zone 1-South Shore	4.1 c	2.6 c	7.3 a	5.7 a	7.2 a	6.0 a	6.3 c	7.1 b	6.8 a	5.8 a
Kamloops Zone 2-North Shore	13.6 a	8.1 a	7.4 a	3.3 c	7.9 a	3.4 c	14.0 c	6.1 a	8.2 a	3.6 c
Kelowna CMA	5.6 d	++	8.0 a	++	8.5 a	++	**	++	8.2 a	**
Kitimat CA	18.1 a	3.2 a	**	2.1 a	7.4 c	-2.5 a	**	0.5 a	6.0 b	0.1 a
Nanaimo CA	9.3 b	1.7 a	9.0 a	1.8 a	8.1 a	2.2 a	16.0 a	1.6 b	7.6 a	2.1 a
Parksville CA	3.3 a	2.4 a	4.5 c	2.0 c	4.9 b	2.3 a	**	**	4.6 b	2.6 a
Penticton CA	8.0 b	1.6 a	7.2 b	1.2 d	7.3 b	2.0 c	7.3 b	1.8 a	7.0 b	1.7 b
Port Alberni CA	9.2 b	5.5 a	5.3 b	4.5 a	2.6 c	5.0 b	4.1 a	3.8 a	4.6 c	4.4 a
Powell River CA	-9.8 a	10.7 a	1.5 a	3.1 b	2.3 c	5.0 a	**	7.4 a	++	4.2 a
Prince George CA	**	-3.6 d	7.2 b	-0.4 a	5.1 b	++	++	-3.2 d	5.3 b	-0.3 b
Prince George Zone 1-Downtown	6.6 c	++	5.2 a	3.9 a	6.4 b	**	8.0 a	++	6.3 a	1.4 a
Prince George Zone 2-Outlying	++	-5.4 a	8.2 b	-2.4 a	4.3 c	++	-2.9 c	-2.8 a	4.7 b	-1.3 a
Prince Rupert CA	2.6 c	++	8.2 b	0.9 a	9.7 b	++	++	11.7 a	6.6 b	1.9 c
Quesnel CA	6.3 a	-2.5 a	9.4 c	7.6 a	3.8 d	9.5 a	5.8 d	++	5.3 c	6.6 a
Salmon Arm CA	**	0.0 b	6.8 a	2.6 c	5.5 a	2.9 a	**	**	5.8 a	2.9 a
Squamish CA	9.5 a	-2.1 a	1.9 a	7.9 a	**	**	**	**	**	**
Summerland D.M.	**	**	2.2 a	4.8 a	**	**	**	**	3.6 b	4.5 b
Terrace CA	9.0 a	0.8 a	8.9 a	++	++	9.9 b	++	8.0 a	2.6 c	6.7 b
Vancouver CMA	3.6 b	3.6 a	4.2 a	2.9 a	4.6 a	2.6 a	5.5 c	3.7 b	4.3 a	2.9 a
Vernon CA	6.4 a	1.6 c	10.4 a	++	9.4 a	++	**	++	9.8 a	++
Victoria CMA	5.4 a	4.1 a	6.8 a	4.6 a	6.8 a	5.0 a	11.4 c	++	6.8 a	4.4 a
Williams Lake CA	49.8 a	-18.6 a	13.5 c	1.1 a	12.2 c	1.9 a	14.8 d	2.8 a	14.7 c	++
British Columbia 10,000+	4.5 a	3.2 a	5.1 a	2.8 a	5.3 a	2.8 a	6.6 b	2.7 a	5.1 a	2.8 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) British Columbia - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-08	Oct-09	Oct-08	Oct-09
Vancouver CMA	0.6 a	1.7 b	0.5 a	2.1 a
Victoria CMA	2.0 b	1.7 a	0.5 a	1.4 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type British Columbia - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Vancouver CMA	**	804 a	1,118 b	919 a	1,448 b	1,169 a	1,891 d	1,367 a
Victoria CMA	**	647 a	**	790 a	1,223 b	1,001 a	**	1,232 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type British Columbia - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Vancouver CMA	**	**	1,101 b	1,118 b	1,507 c	1,448 b	**	1,891 d	1,334 b	1,308 b
Victoria CMA	n/u	**	**	**	1,096 b	1,223 b	n/u	**	1,049 c	1,152 c

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments British Columbia - October 2009

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Vancouver CMA	148,512	160,214	32,758 a	38,129 a	22.1 a	23.8 a	0.6 a	1.7 b
Victoria CMA	19,017	20,486	3,209 a	3,583 a	16.9 a	17.5 a	2.0 b	1.7 a

¹Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
British Columbia - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Abbotsford CMA										
Single Detached	n/s	n/s	**	**	756 b	812 c	1,151 b	1,194 b	1,033 b	1,087 b
Semi detached, Row and Duplex	n/s	n/s	**	**	**	776 d	1,030 c	1,001 c	923 c	893 b
Other-Primarily Accessory Suites	n/s	n/s	**	625 c	696 b	732 b	**	916 b	689 b	736 b
Total	n/s	n/s	656 d	**	722 b	769 b	1,113 a	1,119 a	910 b	948 a
Kelowna CMA										
Single Detached	n/s	n/s	**	866 c	1,040 c	1,003 c	1,411 c	1,299 b	1,260 b	1,169 b
Semi detached, Row and Duplex	n/s	n/s	**	**	**	925 d	1,039 b	1,115 c	1,004 c	989 c
Other-Primarily Accessory Suites	n/s	n/s	**	**	868 c	950 c	**	**	919 c	1,035 d
Total	n/s	**	847 c	**	976 c	960 b	1,270 b	1,238 b	1,092 b	1,086 b
Vancouver CMA										
Single Detached	n/s	n/s	**	514 c	1,048 d	906 c	1,577 c	1,528 b	1,251 c	1,317 b
Semi detached, Row and Duplex	**	n/s	**	**	986 c	1,037 c	1,136 b	1,168 b	1,029 b	1,097 b
Other-Primarily Accessory Suites	n/s	n/s	772 c	730 c	913 b	862 b	**	1,288 d	890 b	851 b
Total	**	n/s	796 d	730 c	979 b	931 b	1,340 b	1,379 b	1,069 b	1,101 b
Victoria CMA										
Single Detached	n/s	n/s	740 d	**	1,123 c	1,180 b	1,305 b	1,500 b	1,159 b	1,296 b
Semi detached, Row and Duplex	n/s	n/s	**	866 d	974 b	874 c	1,030 b	1,072 c	992 b	981 b
Other-Primarily Accessory Suites	**	**	825 c	778 b	950 b	907 b	1,286 d	1,207 b	926 b	926 b
Total	**	**	792 b	776 b	1,004 b	992 b	1,186 b	1,289 b	1,029 a	1,081 a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.2 Estimated Number of Households in Other Secondary Rented Units ¹ by Dwelling Type British Columbia - October 2009			
	Estimated Number of Households in Other Secondary Rented Units ¹		
	Oct-08		Oct-09
Abbotsford CMA			
Single Detached	3,714	b	3,626 b
Semi detached, Row and Duplex	1,560	c	1,714 c
Other-Primarily Accessory Suites	1,887	b	1,946 b
Total	7,161	b	7,285 a
Kelowna CMA			
Single Detached	3,411	b	4,022 b
Semi detached, Row and Duplex	2,574	b	2,719 b
Other-Primarily Accessory Suites	1,649	b	1,322 c
Total	7,634	a	8,063 b
Vancouver CMA			
Single Detached	40,183	b	38,297 b
Semi detached, Row and Duplex	30,750	b	28,589 b
Other-Primarily Accessory Suites	30,117	c	28,443 c
Total	101,050	b	95,328 b
Victoria CMA			
Single Detached	6,587	b	6,935 b
Semi detached, Row and Duplex	5,725	b	5,595 b
Other-Primarily Accessory Suites	5,637	b	5,762 b
Total	17,949	a	18,292 a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

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TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2008 vs. \$550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

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